



Fire Safety Statement

Proposal: Garage Conversion, Single-Storey Rear Extension, Internal Remodelling, Hip-to-Gable Loft Conversion with Dormer, Front Extension and Porch Addition

At

Address : 57 Pavilion Way, Ruislip HA4 9JR

1. Introduction

This Fire Safety Statement has been prepared to accompany the proposed development at **57 Pavilion Way, Ruislip, HA4 9JR**. The proposed works include a garage conversion, single-storey rear extension, internal remodelling, hip-to-gable loft conversion with dormer, and front extension including a porch. Appropriate fire safety measures will be incorporated in line with Approved Document B of the Building Regulations and relevant local planning policy.

2. Site Description and Proposal Overview

The property is a detached residential dwelling within a suburban area. The proposed works include:

- Conversion of the existing garage into a utility and playroom
- Single-storey rear extension to enlarge the kitchen and dining area
- Internal remodelling to add a pantry and a ground-floor toilet
- Hip-to-gable loft conversion with dormer to create an additional bedroom and en-suite
- Front porch and front extension to enlarge the lounge and improve frontage proportion

The works are contained within the existing residential curtilage, with no change to the building's use, height (except loft conversion within limits), storey count, or existing residential units. A **1-meter wide side access** along the left-hand side of the property provides a clear route from the front to the rear, enhancing both safe egress and emergency service access.

3. Requirement for a Full Fire Statement

In accordance with planning policy:

- The property does not qualify as a 'relevant building' (under 18 metres in height, single residential unit)
- No new dwellings are being created

- The works do not materially alter external access arrangements or escape routes

A full Planning Gateway One Fire Statement is therefore **not required**. This statement provides proportionate evidence of compliance for the scale of works proposed.

4. Fire Safety Measures

4.1 Means of Escape

- Existing escape routes via the main front door and rear garden access remain clear and unaltered
- The **1-meter side access** ensures additional safe egress from the front to the rear
- Internal layout, including the open-plan kitchen/dining and loft conversion, will allow unobstructed access to exits

4.2 Fire Detection and Alarm Systems

- Mains-powered, interlinked smoke alarms will be installed in circulation areas, in accordance with Approved Document B
- A heat detector will be provided in the kitchen, interconnected with the alarm system
- All fire detection systems will comply with current domestic fire safety standards

4.3 Internal Fire Separation

- Any new internal walls or ceilings will achieve appropriate fire resistance standards
- FD30-rated fire doors will be installed where necessary to maintain fire compartmentation
- Fire-resistant plasterboard will be used in structural alterations where required

4.4 Access for Firefighting

- Access for emergency services via Pavilion Way remains unchanged
- The **1-meter side access** also allows safe passage for emergency services from front to rear if needed
- No alterations to boundaries or front elevation will affect emergency vehicle access

4.5 Construction Materials

- All new construction materials, including extensions, dormer, and structural supports, will comply with relevant fire performance standards suitable for domestic properties (BS EN 13501-1)

5. Conclusion

The proposed development at **57 Pavilion Way** is modest in scale and does not trigger the requirement for a formal Fire Statement under London Plan Policy D12(B). This Fire Safety Statement confirms that:

- Safe means of escape will be maintained, including via the **1-meter side access**
- Compliant, interlinked fire detection systems will be provided
- Fire-resistant separation will be preserved where necessary